

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: 76TH STREET INFILL SHORT PLAT

Case Number: PLD2006-00091; EVR2006-00084;

Location: 9113 NE 76th Street

Request: The applicant proposes to divide 0.77 acres property into a 4 lot single-family residential lots located within a R1-6 zone using the tier-1 infill standards.

Applicant: Mike Busch
3616 SE 181st Avenue
Vancouver, WA 98683
(503) 329-0708

Contact Person: Greg Westrand
1924 Broadway
Vancouver, WA 98663
(360) 696-4428, (360) 694-8934 [Fax]
ggw@hagedornse.com

Property Owner: Same as applicant

Staff Contact: Richard Daviau, (360) 397-2375, extension 4895

Neighborhood Contact:
Maple Tree Neighborhood Association
Kevin Soma, President
7415 NE 93 Avenue
Vancouver, WA 98662
891-1162

Legal Description of Property: Tax lots 6/44 (105425), located in the NE Quarter of Section 8, Township 2 North, Range 2 East of the Willamette Meridian; and 7/44 (105428), located in the Northwest Quarter of Section 9, Township 2 North, Range 2 East of the Willamette Meridian.

Plan/Zone Designation: UL (Urban Low Density Residential), R1-6

Approval Standards/Applicable Laws:

Clark County Code Chapters: 40.220.010 (Single-family Residential Districts); 40.260.110 (Residential Infill); 40.350.020 (Transportation Concurrency); 40.350.030 (Road Standards); 40.370.010 (Sewer); 40.370.020 (Water); 40.380 (Stormwater and Erosion Control); 15.12 (Fire); 40.5 (Procedures); 40.540.030 (Short Plats); 40.6 (Impact Fees); and RCW 58.17 (State Platting Laws)

Application & Fully Complete Date:

Application Filed: July 31, 2006

Fully Complete: August 17, 2006

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Richard Daviau** at **(360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Richard Daviau

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact richard.daviau@clark.wa.gov

Date of This Notice: August 31, 2006

<p><u>Closing Date for Public Comments:</u> September 14, 2006</p>
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